



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 03-156 - (5)
CONDITIONAL USE PERMIT

RPC CONSET DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE November 5, 2003	

APPLICANT Ruffner Properties, L.P.		OWNER Ruffner Properties, L.P.		REPRESENTATIVE Jeff Ruffner					
REQUEST Conditional Use Permit: To authorize the continued operation of a mobilehome park in the A-2-2 zone.									
LOCATION/ADDRESS 30000 Hasley Canyon Road (on the south side of Hasley Canyon Road, between Romero Canyon Road and Sloan Canyon Road)			ZONED DISTRICT Newhall						
ACCESS Alameda Street			COMMUNITY Val Verde Park						
			EXISTING ZONING A-2-2 (Heavy Agricultural-2 acres minimum)						
SIZE 40 Acres	EXISTING LAND USE Mobilehome Park		SHAPE Rectangular		TOPOGRAPHY Flat to hilly				
SURROUNDING LAND USES & ZONING									
North: Single-Family Residences and Vacant Properties/A-2-2			East: Single-Family Residences and Vacant Properties/A-2-2						
South: Vacant Properties/A-2-2			West: Single-Family Residences and Vacant Properties/A-2-2						
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY	CONSISTENCY					
Santa Clarita Valley Area Plan	Non-Urban 1, Floodplain, Hillside Management		N/A	N/A					
ENVIRONMENTAL STATUS Categorical exemption pursuant to Class 1 of the California Environmental Quality Act and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines.									
DESCRIPTION OF SITE PLAN The subject property is irregular in shape, with flat to hilly topography. The applicant's site plan depicts the 40-acre subject property with 113 trailer spaces, a recreation facility (consist of a pool and laundry room) and a management office. The existing development is located along the easterly portion of the subject property. Access to the subject property is via two driveways, approximately 22 to 25 feet width, from Hasley Canyon Road.									
The KEY ISSUES <ul style="list-style-type: none">Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permits burden of proof requirements.Satisfaction of Section 22.52, Part 6 of the Los Angeles County Code, Mobilehome Park development standards.The existing facility is operating with an expired zoning exception case (ZEC No. 8293).The applicant has indicated that the existing facility can be served by public sewer system. <p style="text-align: right;"><i>(If more space is required, use opposite side)</i></p>									

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor